





LetterkennyArmy Depot Chambersburg, PA

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BRAC Cleanup Team Workshop May 1998 St. Louis, MO

Building Trust / Relations- The BTC's Role -



BACKGROUND

- → Letterkenny Army Depot 1995 BRAC List
- Major Realignment 1480 Acres to Community



- Letterkenny Industrial Development Authority Created Jan 1996
- Redevelopment Plan Approved September 1997
- Rural No-cost Economic Development Conveyance Eligible



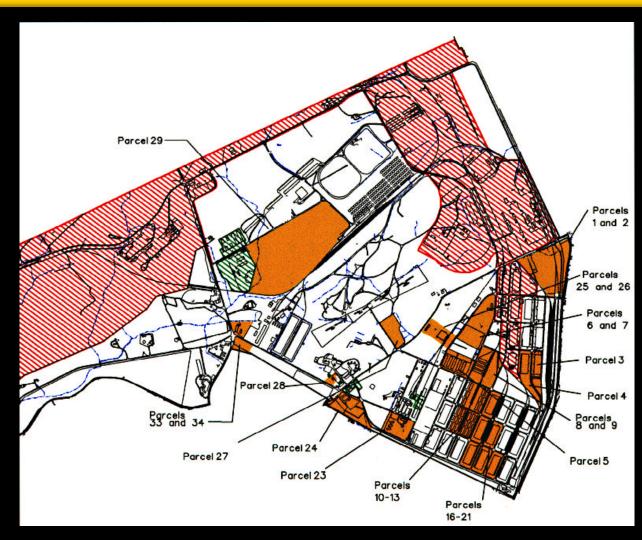
- Interim Lease Signed August 1997 (5 sub-leases signed)
- Utility Transfer (Water and Sewer) June 1998
- Phase I Property Transfer (260 Acres) June 1998

Phase I Parcels









Phase I Parcels



 Identified by the Letterkenny Industrial Development Authority (LIDA) as "Priority Parcels"



- Twenty-eight parcels plus rail lines
- Approximately 240 acres



Phase I Parcel Conditions



 All parcels are underlain by VOCcontaminated groundwater



 No parcels warrant remedial action for soils based on industrial use



Remedial Action Objectives for Phase I Parcels



 Manage potential long-term contaminant migration and protect human health and the environment





 Provide a suitable remedial alternative such that the land transfer recipient can have beneficial reuse of the property with minimal limitations

Remedial Action



- Institutional Controls
 - Deed Provisions:
 - > Commercial/Industrial Use Restrictions



- > Groundwater Restrictions
- > Soil Excavation Restrictions



- > Subsurface Construction
- > Stormwater Distribution

Why?



Mitigates risk effectively



Easily implemented

 Provides for timely reuse and community benefit



Building Trust / Relations- The BTC's Role -



ISSUES:

- Building Availability
- Parcel (s) Availability
- Programmatic Agreement
- Memorandum of Agreement for Property Transfer



Personal Property

PLAYERS:

BTC, BEC, Army, LRA, Politicians, COE, SHPO, Community



RESULT:

Workable Solutions

FACT:

Cooperation + Communication = <u>SUCCESS</u>